

WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

December 13, 2012

The Board meeting was held at the Old National Bank Conference Room located at 116th and Cumberland road in Fishers, Indiana. The meeting was called to order at approximately 7:00pm.

Board members in attendance:

Mitch Schenck Joe Heinzmann Sandy Ziraldo Jeff Tabor

Erik Saple (Board member-elect) Dan Millers (Board Member-elect)

CASI Representative in attendance:

Hank Thompson

MINUTES FROM OCTOBER 2012 MEETING

The minutes of the November 13, 2012 Board meeting were read and approved.

I. E MAIL COMMUNICATION BETWEEN BOARD MEMBERS SINCE OUR LAST MEETING

November 29, 2012: Jeff Tabor e mailed the Board identifying several residences along Woods Edge Drive who were in the process of removing their street tree(s). Hank responded, and later that same day, a homeowner explained the residents had received a multi home discount with Wright Tree Service to take down AND replace the homeowners' street trees as they were infested. Hank, along with the Board, will monitor the replacement of these respective street trees to confirm they comply with the WHOA covenants.

II. NEW BUSINESS

CASI MANAGEMENT REPORT: Hank Thompson, in anticipation of the month's meeting, distributed the following information to the Board for consideration/discussion:

WHOA, INC.:

1. Proposed agenda/Management Report (1 page);
2. Balance Sheet Report (2 pages);
3. Income Statement Report (4 pages);
4. Delinquency Summary with Notes Report as of November 30, 2012 (2 pages);
5. Delinquency and Prepaid Report (1 page);
6. Check Disbursement Report (2 pages);
7. Account Settlement Report (1 page);
8. General Ledger Journal Listing (1 page);
9. Daily Cash Receipts Report (1 page);
10. Accounts Payable Open Items (1 blank sheet);
11. General Ledger Report (11 pages);
12. Architectural Control Forms (2 pages);
13. Covenant Summary Report (5 pages);
14. Delinquency Summary with Notes Report (17 pages); and
15. Windermere Call Log (1 page).

WINDERMERE SWIM AND TENNIS CLUB:

1. Balance Sheet Report (1 page);
2. Income Statement Report (2 pages);
3. Check Disbursement Report (1 page);
4. General Ledger Journal Listing (1 page);
5. Accounts Payable Open Items (1 blank page); and
6. General Ledger Report (4 pages).

TRASH REMOVAL SERVICE FOR 2013:

Trash removal service for 2013 will be billed as it always has historically (through the HOA). This December, the charge for trash removal was billed along with the resident's annual statements--with the exception of Glenn Abby Village—who was not billed correctly (new statements will be sent to these residents at CASI costs).

It was also brought to the Boards attention that future trash removal could be taken over by the town of Fishers. It is uncertain if or when this service may be put into place. The Board, along with CASI, will monitor this situation through 2013 and do what is in the best interest of the residents of Windermere.

POSSIBLE IMPROVEMENTS ALONG 96TH STREET?

It was brought to the Board's attention that there are currently no plans to widen 96th street where it runs along the southern border of Windermere proper (southwestern tip of Windermere). As such, the Board feels that further delaying (pending construction completion) landscaping or improvements along this stretch of the Windermere is no longer necessary.

The first step in this process will be for CASI, on behalf of the Board, to submit to the Town of Fisher's for a tree grant (see additional information below---old business). CASI will start the process then report to the Board at the next annual meeting

WINDERMERE FACEBOOK PAGE

At the annual meeting, Windermere resident Mark Groff had mentioned the possibility of a Windermere Face Book page for residents to learn more about activities and recent developments within our community. It is the Board's position that while this may be helpful, it is not a sanctioned posting and takes no responsibility for any postings, its creation or content.

III. OLD BUSINESS

TOWN OF FISHER'S IMPROVEMENT GRANTS FOR 2013:

It was brought to the Board's attention last month the Town of Fishers is accepting applications for matching grant money (up to \$5,000.00) for enhancement of neighborhood's within Fishers. The grant money can go towards trees, fences, sidewalks, etc. At last month's meeting, the Board members in attendance thought the area along 106th street near Geist Road may be an ideal location for application of grant money, especially since that is a highly travelled area, which is one of the criteria looked at by town of Fishers. CASI will explore the application process further and report back to the Board.

At this month's Board meeting, the Board learned that the grant applications close in March, 2013. There are two (2) separate Grants that can be applied for---one being a \$10,000.00 matching tree grant and the other a \$5,000.00 matching grant that includes additional items

such as fence repair/replacement. CASI will look to obtain bids and then submit applications for this grant money for two (2) areas within Windermere proper, namely 106/Geist Road and 96th/Woodman.

FENCING CONCERN AT THE BORDER OF GLEN ABBEY AND CROSSWIND

CASI again agreed to have fencing contractors look at this area of fencing to determine the nature and extent of the current concerns and then report back to the Board, hopefully with estimates and options.

ARCHITECTURAL COMMITTEE

The Board is looking for at least 2 volunteers to serve on this committee. Preferably, the Board would like to see volunteers from varying Windermere sub divisions.

Additionally, the Board agreed to meet with a proposed new member of the ARC at the January meeting.

LANDSCAPING AT THE INTERSECTION OF WINDERMERE AND MOLLENKOPF:

Per hank, this has now been completed.

FARWELL AND BEST WISHES TO OUTGOING BOARD MEMBERS JOE AND SANDY:

All of the current and incoming Board members would like to say “thank you” to both Joe Heinzmann and Sandy Ziraldo for all of the hard work and tireless efforts over the past two years as retiring Board members, and the best of success in your ongoing endeavors.

IV. NEXT MONTH’S BOARD MEETING NEXT

The Board scheduled next month’s Board meeting for the January 10th, 2013 at the Old national bank Building beginning at 7:00pm

ADJOURNMENT

This month's Board meeting was adjourned at approximately 7:55pm.

